

FOR SALE > HIGHWAY COMMERCIAL LAND

Prime Development Opportunity

ROUTE 125/CALEF HIGHWAY, EPPING, NH 03042



Colliers International | New Hampshire is pleased to present a 6.19± acre corner lot at a heavily traveled, lighted intersection on Route 125/Calef Highway. The Highway Commercial zone allows for multiple uses including retail, professional services, restaurant, bank, auto dealership, and health care. The site is serviced by municipal water and sewer, as well as a private well.

This prominent, bustling corner location has 21,000 VPD per NHDOT 2015 and is less than 2 miles from Exit 7, Route 101. Exit 7 is the home to two of the state's largest recent retail developments with Brickyard Square (Market Basket, O'Neil Cinema, and more) and Epping Crossing (Walmart Supercenter and Lowe's).

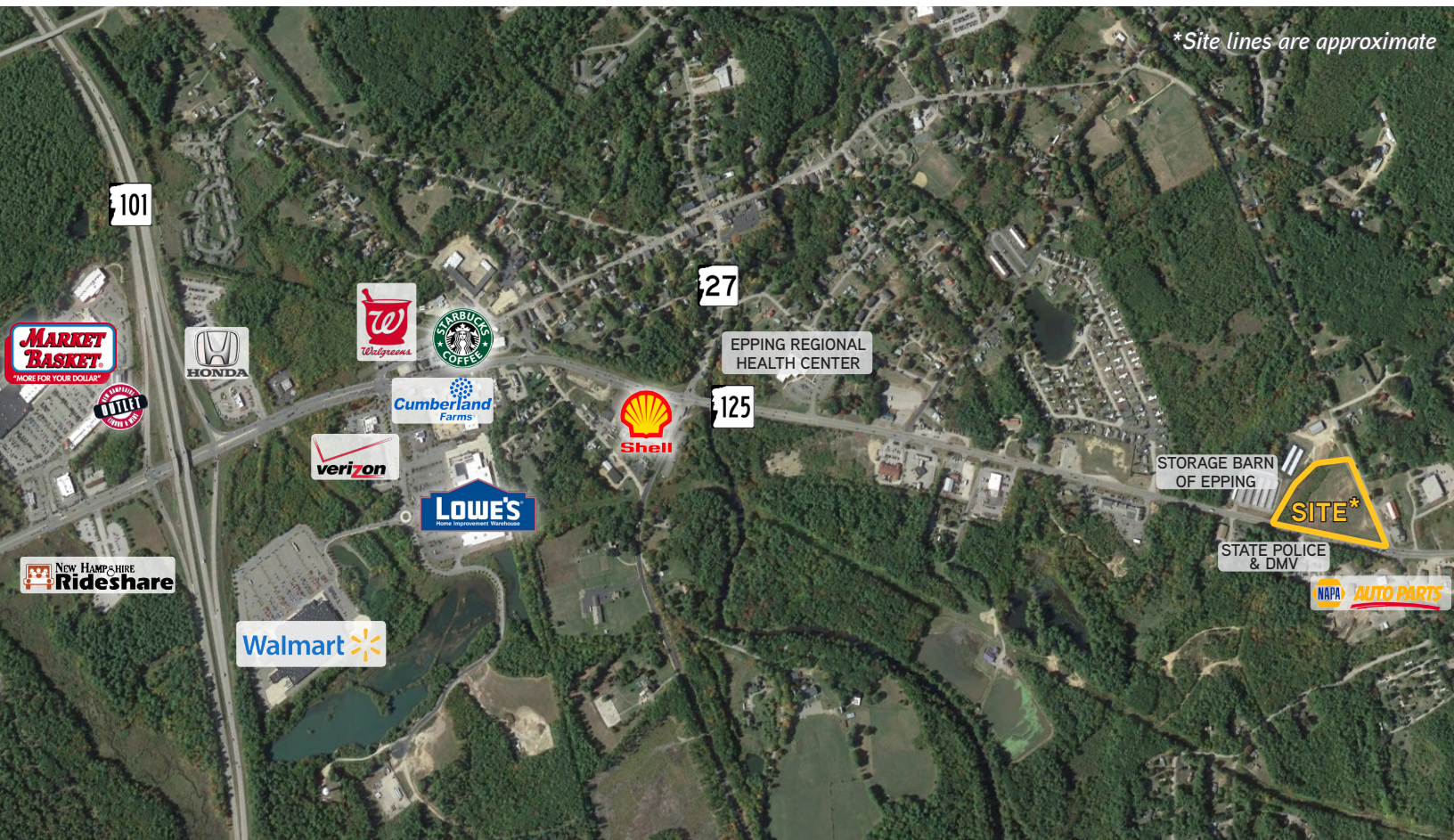
This site is situated near Napa Auto Parts, Home Innovations Corporation, Telly's Restaurant & Pizzeria, Epping Regional Health Center, Epping Commons plaza, and more.

nhlandsites.com
"Own a piece of the Granite State"

ANDREW M. WARD
PORTSMOUTH, NH
andy.ward@colliers.com

COLLIERS INTERNATIONAL
500 Market Street, Suite 9
Portsmouth, NH 03801
MAIN +1 603 433 7100
www.colliers.com

Route 125/Calef Highway | Epping, NH



Snapshot > Development Site

Acreage	6.19±
Upland Acreage	4.6±
Topography	Flat, some wetlands limited to the back of the site
Zoning	Highway Commercial (HC) Rural Residential (RR)
Frontage	784'± on Calef Highway/Route 125 977'± on Fogg Road
Traffic Count	21,000 VPD on Route 125 (NHDOT 2015)
Utilities	Municipal water (12" main) Municipal sewer (8" line) Private well (40 GPM in 2007 test)
2017 Taxes	\$11,853
List Price	\$975,000

Contact Us

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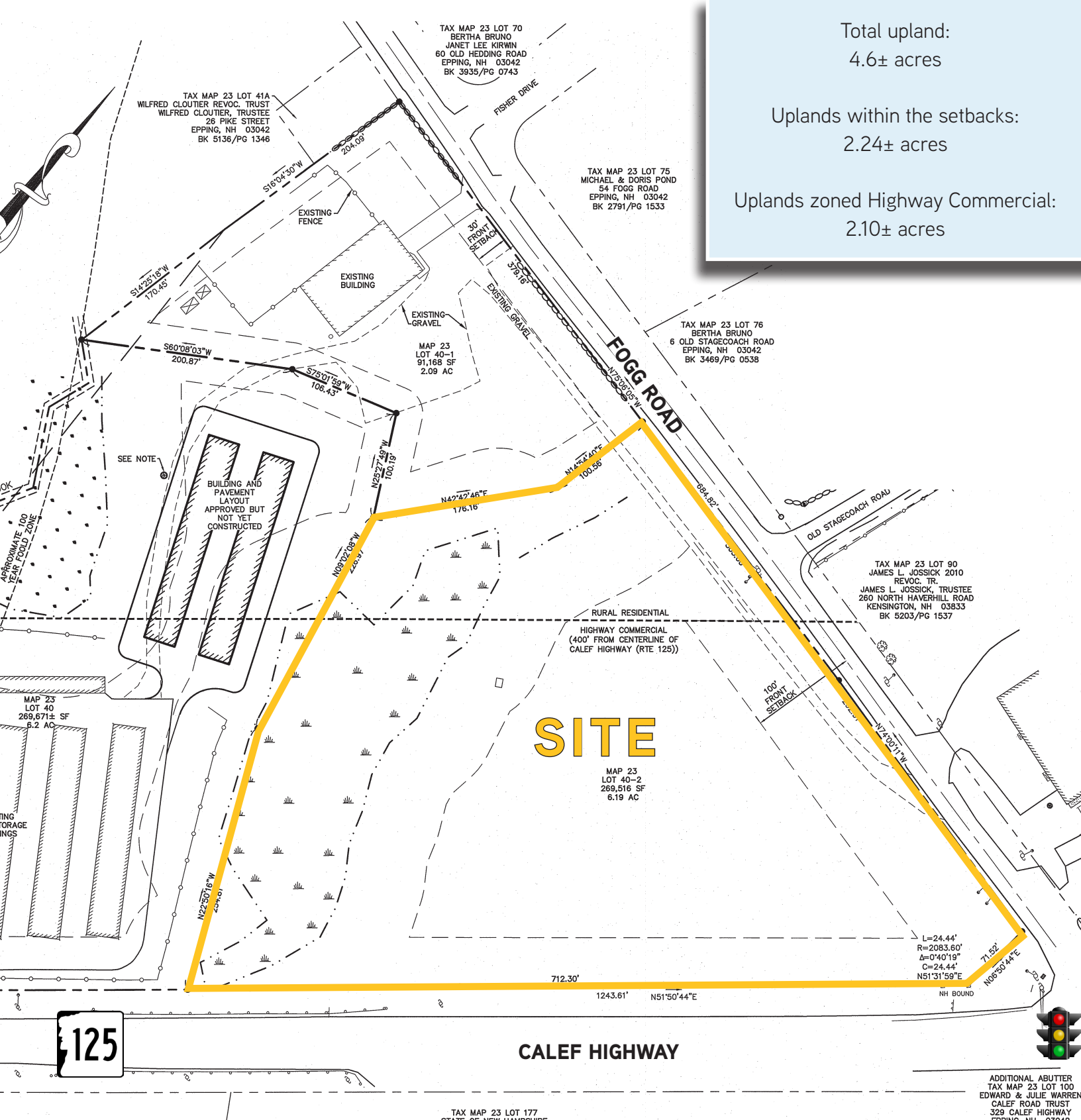
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Site Plan

ROUTE 125/CALEF HIGHWAY, EPPING, NH 03042



Total upland:
4.6± acres

Uplands within the setbacks:
2.24± acres

Uplands zoned Highway Commercial:
2.10± acres

SITE

MAP 23
LOT 40-2
269,516 SF
6.19 AC

125

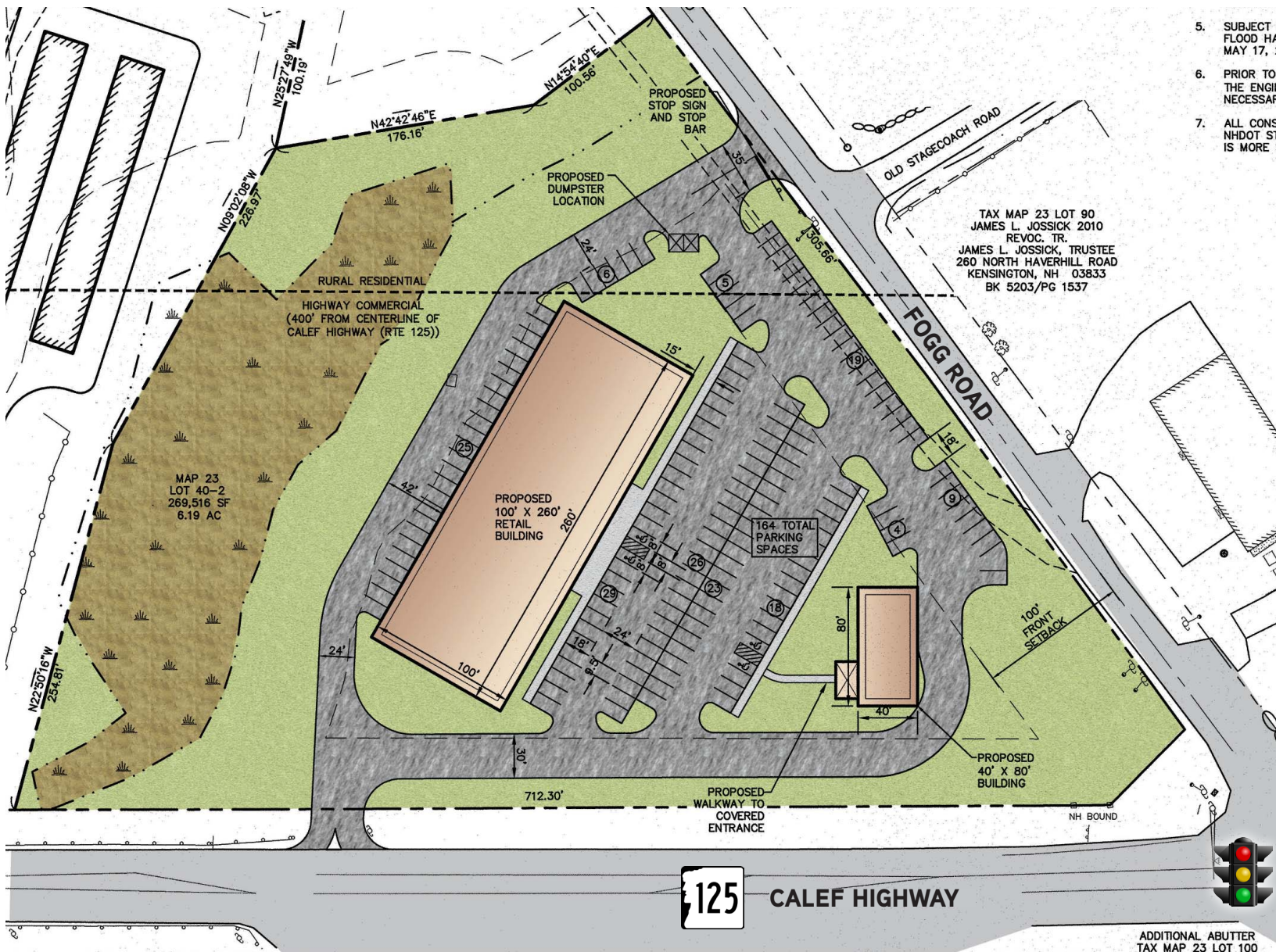
CALEF HIGHWAY

TAX MAP 23 LOT 177
STATE OF NEW HAMPSHIRE

ADDITIONAL ABUTTER
TAX MAP 23 LOT 100
EDWARD & JULIE WARREN
CALEF ROAD TRUST
329 CALEF HIGHWAY
EPPING NH 03042

General Concept Plan

ROUTE 125/CALEF HIGHWAY, EPPING, NH 03042



5. SUBJECT FLOOD HAZARD MAY 17, 2010
6. PRIOR TO THE ENGINEERING NECESSARY
7. ALL CONSTRUCTION IS MORE

TAX MAP 23 LOT 90
JAMES L. JOSSICK 2010
REVOC. TR.
JAMES L. JOSSICK, TRUSTEE
260 NORTH HAVERHILL ROAD
KENSINGTON, NH 03833
BK 5203/PG 1537

MAP 23
LOT 40-2
269,516 SF
6.19 AC

PROPOSED
100' X 260'
RETAIL
BUILDING

164 TOTAL
PARKING
SPACES

PROPOSED
40' X 80'
BUILDING

PROPOSED
WALKWAY TO
COVERED
ENTRANCE

NH BOUND

125

CALEF HIGHWAY

TAX MAP 23 LOT 177
STATE OF NEW HAMPSHIRE
57 HAZEN DRIVE
CONCORD, NH 03301

ADDITIONAL ABUTTER
TAX MAP 23 LOT 100
EDWARD & JULIE WARREN
CALEF ROAD TRUST
329 CALEF HIGHWAY
EPPING, NH 03042
BK 5534/PG 0356